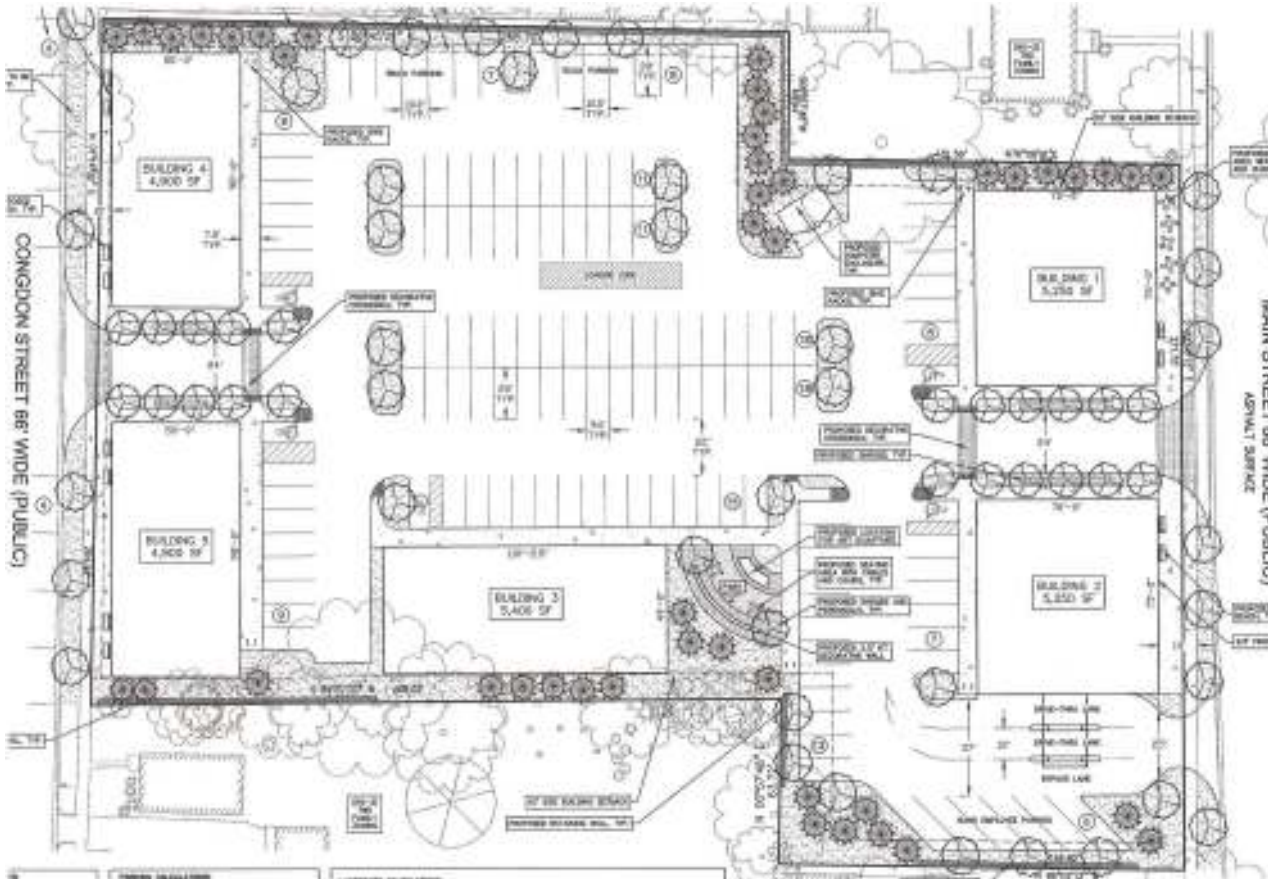


500 South Main

Chelsea, Michigan



PROJECT STATS

Total Building Area: 25,700 SF

Buildings:

- 1 Restaurant / Retail 5,250 SF
- 2 Retail / Bank drive-thru 5,250 SF
- 3 Office / clinic 5,400 SF
- 4 Office / Service 4,900 SF
- 5 Residential units
- 5 Office / Service 4,902 SF
- 5 Residential units

Parking: 146 cars

2006 Population: 43,162 (10 mile)

Average Household Income: \$87,122

Traffic Count: 20,409 per day



500 South Main

Chelsea, Michigan



BROWNFIELD REDEVELOPMENT

Redevelopment of functionally obsolete factories helps to reduce urban sprawl and effectively encourages the continued use and investment of the existing infrastructure of our cities. The site encompassing the Federal Screw Works factory in Chelsea has been determined to be a contaminated site known as a “facility” pursuant to the

Natural Resources Environmental Protection Act of the State of Michigan. Being a facility, the site is eligible for redevelopment under the Brown Field Redevelopment Act of Michigan which allows for the financing of environmental response activities at contaminated properties through tax increment financing and Michigan Business tax credits. A Brownfield plan for the project is near completion and will soon be submitted to the Washtenaw County Brownfield Redevelopment Authority. At the time the Brownfield plan is approved by the City of Chelsea, Washtenaw County and the MDEQ, cleanup and redevelopment of the site can commence.



PROJECT DESCRIPTION

Five Hundred South Main is the proposed redevelopment of the existing Federal Screw Works factory in downtown Chelsea into a viable mixed use cluster of retail, office and residential use buildings supported by onsite parking. The proposed development is situated on 2.56 acres with frontage on Main and Congdon streets and will reutilize

existing public infrastructure. The site layout includes five buildings facing the existing streets together with an internalized parking area for 146 cars. Design elements of the buildings will evoke a sense of the classic traditional architecture of downtown Chelsea. Buildings will be of the finest construction including brick, stone and glazing with the aim of continuing the fabric and local character of downtown Chelsea. Proposed uses are those of the central business district which includes residences, stores, offices, banks, and restaurants. Buildings 4 and 5 will be designed based on the live work concept with residential units above first floor commercial.



GREEN BUILDINGS STRATEGIES

The project is planned to meet the requirements for Leadership on Energy and Environmental Design (LEED) certification, the recognized standard for measuring building sustainability and the best way to demonstrate that a project is “green”. The ideal is to promote design and construction practices that reduce negative environmental impacts of buildings and improve occupant health and well being. Green design and construction practices will be used to promote the reuse of existing infrastructure and minimize sprawl. Green building strategies to reduce energy use and resource-savings measures, such as reuse of existing materials, high efficiency HVAC systems, low flow plumbing fixtures and reflective white roofs, will be used to contribute to building a sustainable project.

PROJECT INFORMATION:

Site Size:	2.56 acres
Current Zoning:	Industrial (I)
Proposed Zoning:	PUD
Total commercial:	25,700 Square feet
Total residential:	10 units of 950 SF each
Parking:	146 spaces